



Ralph Road, Shirley

Guide Price £350,000





PROPERTY OVERVIEW

Situated on a sought after road in Shirley, this attractive three-bedroom semi-detached property is an ideal opportunity for first-time buyers seeking a charming home in a desirable location. The property boasts a welcoming entrance hallway leading to a spacious living room, perfect for relaxation and entertaining. A separate dining room features double doors opening to the rear garden, bringing in natural light and providing a seamless indoor-outdoor flow. The well-appointed fitted kitchen offers convenience, with a side entry that doubles as a utility area leading to a single garage.

Upstairs, the first floor comprises two generous double bedrooms, one of which benefits from fitted wardrobes, and a versatile single bedroom suitable for use as a home office or nursery. All bedrooms are serviced by a modern family bathroom. Outside, the property features a sizeable rear garden and a driveway providing ample parking space for multiple vehicles. Don't miss this opportunity to make this delightful property your new home.





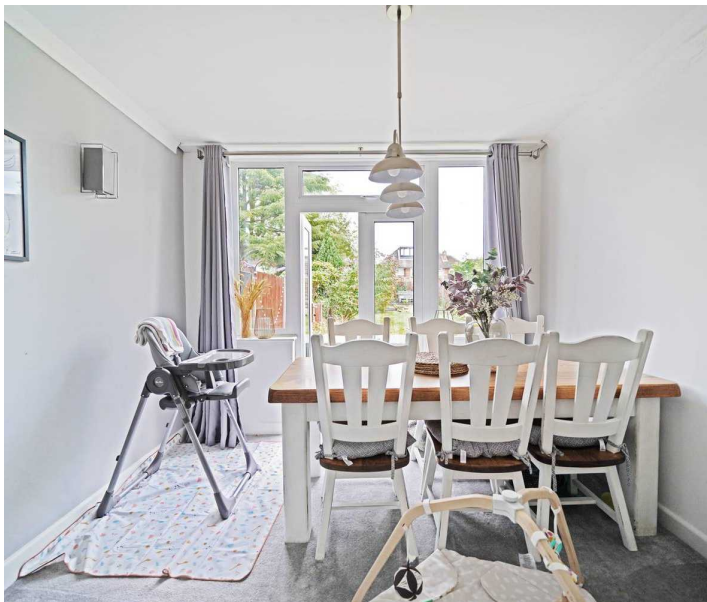
PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Set On A Sought After Road In Shirley
- Two Reception Rooms
- Fitted Kitchen
- Two Double Bedrooms & A Single
- Family Bathroom
- Large Rear Garden
- Driveway & Single Garage
- Early Viewing Essential





PORCH

ENTRANCE HALLWAY

LIVING ROOM

12' 3" x 10' 0" (3.73m x 3.04m)

DINING ROOM

12' 2" x 10' 0" (3.72m x 3.04m)

KITCHEN

12' 2" x 7' 1" (3.70m x 2.16m)

SIDE ENTRY / UTILITY AREA

WC

5' 1" x 2' 9" (1.54m x 0.84m)

FIRST FLOOR

BEDROOM ONE

12' 3" x 8' 7" (3.74m x 2.61m)

BEDROOM TWO

12' 2" x 8' 11" (3.70m x 2.71m)

BEDROOM THREE

7' 11" x 5' 5" (2.42m x 1.64m)

BATHROOM

8' 11" x 8' 4" (2.73m x 2.53m)

TOTAL SQUARE FOOTAGE

Total floor area: 98.0 sq.m. = 1055 sq.ft. approx.





OUTSIDE THE PROPERTY

LARGE REAR GARDEN

GARAGE

14' 10" x 7' 9" (4.52m x 2.35m)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, all carpets, fitted wardrobes in two bedrooms and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

Broadband - Sky. Loft space - with ladder.

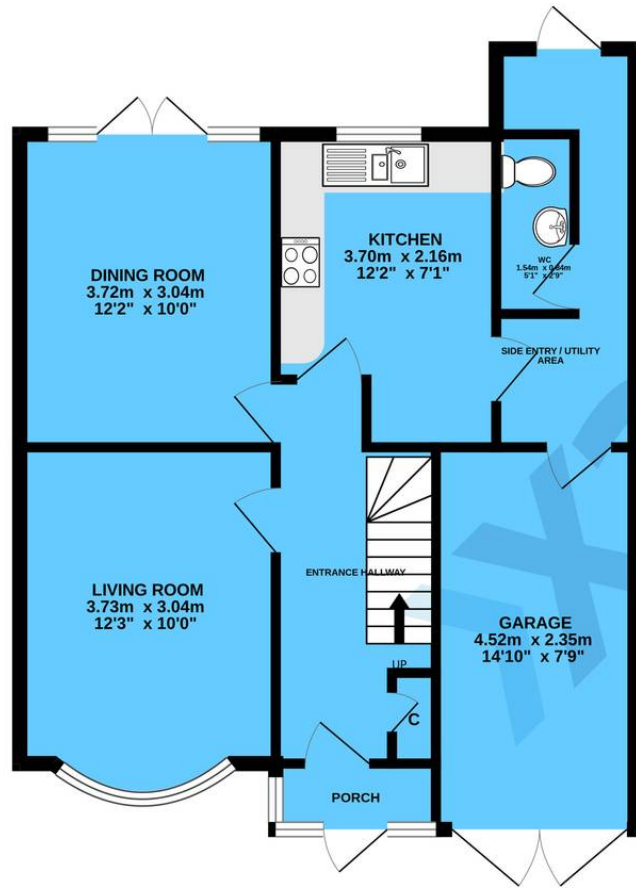
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

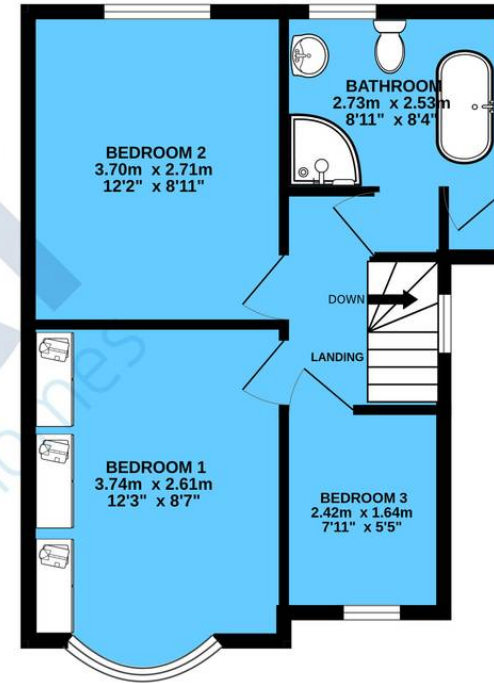
Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 98.0 sq.m. (1055 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

